

128.0

0002

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

743,100 /

743,100

USE VALUE:

743,100 /

743,100

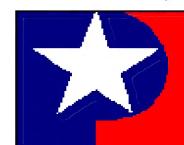
ASSESSED:

743,100 /

743,100

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
55		MENOTOMY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ADACHI SAIKO	
Owner 2: ADACHI YUICHIRO	
Owner 3:	
Street 1: 55 MENOTOMY RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: STARK BRIAN T & JULIA A -
Owner 2: -
Street 1: 55 MENOTOMY RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,605 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1451 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5605		Sq. Ft.	Site		0	80.	1.05	9									470,520						470,500	

Total AC/HA: 0.12867

Total SF/SM: 5605

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 470,520

Spl Credit

Total: 470,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel
743,100 / 743,100
743,100 / 743,100
743,100 / 743,100

APPRAISED:

743,100 /

743,100

USE VALUE:

743,100 /

743,100

ASSESSED:

743,100 /

743,100

User Acct

82831

GIS Ref

GIS Ref

Insp Date

05/10/18

!10004!

PRINT

Date 12/11/20

Time 00:22:31

LAST REV

Date 10/25/18

Time 10:06:17

10004

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STARK BRIAN T &	1524-100		3/30/2018		756,000	No	No		
MATTALIANO JOSE	1420-105		7/31/2012		532,900	No	No		
MATTALIANO JOSE	1247-100		1/23/2006	Family		1	No	No	
MATTALIANO JOSE	1247-100		1/24/2002	Family		1	No	No	
MATTALIANO JOSE	1169-161		4/4/1997	Family		99	No	F	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/15/2004	23	Redo Bas	9,000	C		G6	GR FY06	FIN STORAGE	5/10/2018	Inspected	CC	Chris C
8/7/1998	529	Redo Bat	5,000					REMODEL BATH	4/24/2018	MEAS&NOTICE	CC	Chris C
									11/10/2008	Meas/Inspect	163	PATRIOT
									1/19/2005	Permit Visit	BR	B Rossignol
									1/6/2000	Inspected	276	PATRIOT
									12/16/1999	Mailer Sent		
									12/1/1999	Measured	243	PATRIOT
									1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

